

**MINUTES/DECISIONS OF THE PLANNING BOARD
MEETING DATE: NOVEMBER 14, 2018**

In attendance = X; Alternates Seated = S; Partial Attendance = P; Excused Absence = E

Timothy Malley Chairman <u> X </u>	Jordan Ulery Vice-Chair <u> X </u>	William Collins Secretary <u> X </u>	Charles Brackett Member <u> X </u>
Dillon Dumont Member <u> X </u>	Ed Van der Veen Alternate <u> X </u>	Elliott Veloso Alternate <u> X </u>	
Roger Coutu Select. Rep. <u> X </u>	David Morin Alt. Select. Rep. <u> E </u>		

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Meeting called to order at approximately 7:02 p.m.

- I. CALL TO ORDER BY CHAIRPERSON AT 7:02 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

- IV. SEATING OF ALTERNATES
Mr. Van der Veen seated.

- V. ELECTION OF OFFICERS

- VI. MINUTES OF PREVIOUS MEETING(S)
 - 24 October 18 Meeting Minutes – Decisions
Mr. Ulery motioned to approve the 24 OCTOBER 18 Meeting Minutes as written.
Motion seconded by Mr. Coutu. Motion carried 7/0/0.

- VII. CASES REQUESTED FOR DEFERRAL

A. Cumberland Farms, Inc.
SP# 17-18

225-227 Lowell Rd., 2 Flagstone Dr.
Map 222/Lots 3, 4, 5 and 6

Purpose of Plan: To develop a retail fuel facility including a 5,814 sq. ft. convenience store with fuel dispensing facilities under an overhead canopy, landscaping and other associated improvements.

Per the applicant's request for deferral to the 12/12/18 Planning Board Meeting, a motion was made by Mr. J. Ulery to accept the deferral and seconded by Mr. Van der Veen. Motion carried 6/1/0. Mr. Coutu voted against.

VIII. CORRESPONDENCE

A. Roadway Width for Straight and Offset Cul-de-sac

Interoffice Memorandum from Jess Florence, Director of Public Works and Elvis Dhima P.E., Town Engineer dated 10-29-18 to Brian Groth, Town Planner

A motion was made by Mr. J. Ulery and seconded by Mr. D. Dumont to conduct a workshop on reevaluating a minimum road width as suggested by the Hudson Town Engineer, Elvis Dhima. Motion passed 7/0/0. The meeting will be scheduled for early 2019.

- IX. PERFORMANCE SURETIES – None
- X. ZBA INPUT ONLY– None
- XI. OLD BUSINESS/PUBLIC HEARINGS
- XII. DESIGN REVIEW PHASE – None
- XIII. CONCEPTUAL REVIEW ONLY
- XIV. NEW BUSINESS/PUBLIC HEARINGS

A. 86 Central Street Subdivision
SB# 12-18

86 Central Street
Map 182/Lot 200

Purpose of Plan: To depict the subdivision of existing Lot 200 into two separate parcels.

Mr. Ulery motioned to accept the Subdivision application for 86 Central Street, Map 182/Lot 200. Motion was seconded by Mr. Van der Veen. All in favor – motion carried 7/0/0.

Public Hearing opened at 7:36 PM.

Mr. Manning, 11 Adelaide St. abutter – asked if the existing structure was truly a 2-family house. Staff and applicant confirmed it is.

Leo Demurs 8 Raymond Street – asked when the Town would stop building two houses where there used to be one. Concerned that Central Street will become another Lowell Road full of businesses.

Public Hearing closed at 7:40 PM

Selectman Coutu recognizes a member of the public for additional public comment.

Susan Enright, 7 Adelaide Street – Expressed concern with traffic safety as it relates to a new driveway on Adelaide St. Would also like sidewalks on the street. Perhaps a mirror or other measures to improve traffic safety. Vehicles often travelling too fast.

Mr. Dumont motioned to approve the subdivision entitled: Residential Subdivision Plan – 86 Central Street, Map 182 Lot 200, prepared for K&M Developers, LLC by Keach-Nordstrom Associates, Inc. dated September 12, 2018, consisting of sheets 1-2 and Notes 1-10, 14 & 15 on Sheet 1 of 2 subject to the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.
2. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
3. A note shall be added to the plan confirming compliance with MS4 requirements.
4. Approval of this plan shall be subject to final engineering review.
5. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.

The motion was seconded by Mr. Vander Veen. All in favor- motion carried 7/0/0.

WAIVER MOTION:

§HTC 276-13, B – Utilities

Mr. W. Collins motioned for a Waiver request requiring underground electric utilities to service new lots per HTC 276-13, B. No seconded motion. Motion failed.

B. S.L. Chasse Steel-Change of Use
CUSP# 02-18

3 Christine Drive
Map 105/Lot 013

Purpose of Plan: To change the use of the property to a proposed machine assembly and welding facility for S. L. Chasse Steel.

Mr. W. Collins motioned to accept the Change of Use Site Plan application for 3 Christine Drive, Hudson, NH, Tax Map 105/Lot 013. Motion was seconded by Mr. Ulery. All in favor – motion carried 7/0/0.

Public Hearing opened at 8:02 PM. No public comments. Public Hearing closed at 8:02 PM.

Mr. Dumont motioned to approve the Non-Residential Site Plan – S.L. Chasse Steel, Map 105 Lot 13, 3 Christine Dr., prepared for SLC Development, LLC by Keach-Nordstrom Associates, Inc. dated October 16, 2018, consisting of sheets 1-4 and cover sheet and Notes 1-30 on Sheet 1 of 4 subject to the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.
2. Approval of this plan shall be subject to final engineering review.
3. Construction activities involving the proposed building improvements shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.

The motion was seconded by Mr. Van der Veen. All in favor – motion carried 7/0/0.

XV. OTHER BUSINESS

- Suggested Modifications from The Zoning Board of Adjustment to the Planning Board for possible Zoning Ordinance Amendments.

There was some discussion of this topic, however, the members decided to revisit the suggested modifications at the 12/12/18 Planning Board Meeting in order review in further detail prior to the meeting.

- Mr. W. Collins motioned to reduce the bond for Offsite improvements on Speare Road: From \$29,789.74 to \$2,708.16 (One year warrant starting 11/13/18). Motion was seconded by Mr. Dumont. All in favor – motion carried 7/0/0. Engineering and DPW are OK with the amount reduction per email dated 11/13/18 from Elvis Dhima, Town Engineer to Brian Groth, Town Planner.
- Mr. W. Collins motioned to reduce the bond for Onsite improvements Lauren Landing: From \$446,660.43 to \$85,688.13 (ongoing). Motion was seconded by Mr. Van der Veen. All in favor – motion carried 7/0/0. Engineering and DPW are OK with the amount reduction per email dated 11/13/18 from Elvis Dhima, Town Engineer to Brian Groth, Town Planner.

XVI. ADJOURNMENT

Motion to adjourn by Mr. D. Dumont. Seconded by Mr. Van der Veen. All in favor – motion carried.

Meeting adjourned at 9:16 p.m.

William Collins
Secretary